



MAUI COUNTY INCOME SCHEDULE BY FAMILY SIZE

2010

THE FOLLOWING TABLE PRESENTS INCOME LIMITS BY FAMILY SIZE AND BY PERCENTAGES OF THE MEDIAN INCOME ESTABLISHED BY HUD. THESE INCOME LIMITS SERVE AS GUIDELINES TO ESTABLISH SALES/RENTAL PREFERENCES. (NOTE: THE COUNTY OF MAUI ESTABLISHES THE INCOME FOR LANAI AND EAST AND WEST MOLOKAI.)

		LIMITS BY FAMILY SIZE							
MEDIAN		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Adjustments for family size		0.7000	0.8000	0.9000	1.0000	1.0800	1.1600	1.2400	1.3200
% of Income	10%	\$6,280	\$7,170	\$8,070	\$8,960	\$9,680	\$10,400	\$11,120	\$11,830
	20%	\$12,560	\$14,340	\$16,140	\$17,920	\$19,360	\$20,800	\$22,240	\$23,660
	30%	\$18,850	\$21,550	\$24,250	\$26,900	\$29,100	\$31,250	\$33,400	\$35,550
	40%	\$25,120	\$28,680	\$32,280	\$35,840	\$38,720	\$41,600	\$44,480	\$47,320
	50%	\$31,400	\$35,850	\$40,350	\$44,800	\$48,400	\$52,000	\$55,600	\$59,150
	60%	\$37,680	\$43,020	\$48,420	\$53,760	\$58,080	\$62,400	\$66,720	\$70,980
	70%	\$43,960	\$50,190	\$56,490	\$62,720	\$67,760	\$72,800	\$77,840	\$82,810
	80%	\$50,200	\$57,400	\$64,550	\$71,700	\$77,450	\$83,200	\$88,950	\$94,650
	90%	\$51,700	\$59,100	\$66,480	\$73,850	\$79,770	\$85,680	\$91,600	\$97,490
	100%	\$53,200	\$60,800	\$68,400	\$76,000	\$82,080	\$88,160	\$94,240	\$100,320
	110%	\$58,520	\$66,880	\$75,240	\$83,600	\$90,290	\$96,980	\$103,660	\$110,350
	120%	\$63,840	\$72,960	\$82,080	\$91,200	\$98,500	\$105,790	\$113,090	\$120,380
	130%	\$69,160	\$79,040	\$88,920	\$98,800	\$106,700	\$114,610	\$122,510	\$130,420
	140%	\$74,480	\$85,120	\$95,760	\$106,400	\$114,910	\$123,420	\$131,940	\$140,450

HUD determines the median, very low (50%), and low (80%) income limits. Adjustments are made by HUD for areas with unusually high or low family income or housing cost to income relationships. Pursuant to rules for the Low Income Housing Tax Credit Program, the 60% income limit is calculated as 120% (60/50) of the very low income limit for each family size. The income limits for other income groups of less than 80% are calculated in the same way. The remaining income limits are calculated as a percentage of the median income for a family of four (the base) with adjustments for family size (i.e., income for a 3-person family is 90% of the base, income for a 2-person family is 80% of the base, etc.).



AFFORDABLE RENT GUIDELINES*

2010

Affordable rents are based on 30% of income (including utilities)**

<u>Area</u>	<u>\$ 76,000</u>	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom</u>
MAUI						
30% of Median		\$471	\$505	\$606	\$700	\$781
50% of Median		\$785	\$840	\$1,008	\$1,165	\$1,300
60% of Median		\$942	\$1,008	\$1,210	\$1,398	\$1,560
80% of Median		\$1,255	\$1,345	\$1,613	\$1,864	\$2,080
100% of Median		\$1,330	\$1,425	\$1,710	\$1,976	\$2,204
120% of Median		\$1,596	\$1,710	\$2,052	\$2,371	\$2,644
140% of Median		\$1,862	\$1,995	\$2,394	\$2,766	\$3,085

*Please note that area market rents may be lower than these rent guidelines.

**Monthly rent levels would include the cost of the following utilities: water, sanitary sewage service, electricity and gas (where applicable). Please refer to the Utilities Allowance Schedule for each island.

Based on 2010 median income established by HUD.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **1 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$31,400	\$37,680	\$43,960	\$50,200	\$51,700	\$53,200	\$58,520	\$63,840	\$69,160	\$74,480
4.45%	\$153,100	\$183,700	\$214,300	\$244,800	\$252,100	\$259,400	\$285,300	\$311,300	\$337,200	\$363,200
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$161,500	\$193,900	\$226,200	\$258,300	\$266,000	\$273,700	\$301,100	\$328,400	\$355,800	\$383,200
4.25%	\$156,800	\$188,100	\$219,500	\$250,600	\$258,100	\$265,600	\$292,200	\$318,700	\$345,300	\$371,900
4.50%	\$152,200	\$182,700	\$213,100	\$243,300	\$250,600	\$257,900	\$283,700	\$309,500	\$335,300	\$361,000
4.75%	\$147,800	\$177,400	\$207,000	\$236,400	\$243,400	\$250,500	\$275,500	\$300,600	\$325,600	\$350,700
5.00%	\$143,700	\$172,400	\$201,100	\$229,700	\$236,500	\$243,400	\$267,700	\$292,100	\$316,400	\$340,800
5.25%	\$139,700	\$167,600	\$195,500	\$223,300	\$230,000	\$236,600	\$260,300	\$284,000	\$307,600	\$331,300
5.50%	\$135,800	\$163,000	\$190,200	\$217,200	\$223,600	\$230,100	\$253,100	\$276,200	\$299,200	\$322,200
5.75%	\$132,200	\$158,600	\$185,000	\$211,300	\$217,600	\$223,900	\$246,300	\$268,700	\$291,100	\$313,500
6.00%	\$128,600	\$154,400	\$180,100	\$205,700	\$211,800	\$217,900	\$239,700	\$261,500	\$283,300	\$305,100
6.25%	\$125,300	\$150,300	\$175,400	\$200,300	\$206,200	\$212,200	\$233,400	\$254,700	\$275,900	\$297,100
6.50%	\$122,000	\$146,400	\$170,800	\$195,100	\$200,900	\$206,700	\$227,400	\$248,100	\$268,700	\$289,400
6.75%	\$118,900	\$142,700	\$166,500	\$190,100	\$195,800	\$201,500	\$221,600	\$241,800	\$261,900	\$282,000
7.00%	\$115,900	\$139,100	\$162,300	\$185,300	\$190,900	\$196,400	\$216,000	\$235,700	\$255,300	\$275,000
7.25%	\$113,100	\$135,700	\$158,300	\$180,700	\$186,100	\$191,500	\$210,700	\$229,900	\$249,000	\$268,200
7.50%	\$110,300	\$132,400	\$154,400	\$176,300	\$181,600	\$186,900	\$205,600	\$224,300	\$242,900	\$261,600

1. Based on **2010** medium income established by HUD for various family sizes. Adjustments to the very low- (50%) and low-income (80%) limits are made by HUD for areas with unusually high or low family income or housing cost. Most income limits are proportionately based on very low-income limits. Thus, the four-person income limit is 120% (60/50ths) of the four-person very low-income limit.

2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **2 PERSON**

% of Median:	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
\$ Income:	\$35,850	\$43,020	\$50,190	\$57,400	\$59,100	\$60,800	\$66,880	\$72,960	\$79,040	\$85,120
4.45%	\$174,800	\$209,800	\$244,700	\$279,900	\$288,200	\$296,500	\$326,100	\$355,800	\$385,400	\$415,000
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$184,400	\$221,300	\$258,200	\$295,300	\$304,000	\$312,800	\$344,100	\$375,400	\$406,600	\$437,900
4.25%	\$179,000	\$214,800	\$250,600	\$286,600	\$295,100	\$303,600	\$333,900	\$364,300	\$394,600	\$425,000
4.50%	\$173,800	\$208,500	\$243,300	\$278,200	\$286,500	\$294,700	\$324,200	\$353,700	\$383,100	\$412,600
4.75%	\$168,800	\$202,600	\$236,300	\$270,300	\$278,300	\$286,300	\$314,900	\$343,500	\$372,200	\$400,800
5.00%	\$164,000	\$196,800	\$229,600	\$262,600	\$270,400	\$278,200	\$306,000	\$333,800	\$361,600	\$389,500
5.25%	\$159,500	\$191,300	\$223,200	\$255,300	\$262,900	\$270,400	\$297,500	\$324,500	\$351,600	\$378,600
5.50%	\$155,100	\$186,100	\$217,100	\$248,300	\$255,700	\$263,000	\$289,300	\$315,600	\$341,900	\$368,200
5.75%	\$150,900	\$181,100	\$211,200	\$241,600	\$248,700	\$255,900	\$281,500	\$307,100	\$332,700	\$358,300
6.00%	\$146,900	\$176,200	\$205,600	\$235,100	\$242,100	\$249,100	\$274,000	\$298,900	\$323,800	\$348,700
6.25%	\$143,000	\$171,600	\$200,200	\$229,000	\$235,800	\$242,500	\$266,800	\$291,000	\$315,300	\$339,500
6.50%	\$139,300	\$167,200	\$195,000	\$223,000	\$229,700	\$236,300	\$259,900	\$283,500	\$307,100	\$330,800
6.75%	\$135,800	\$162,900	\$190,100	\$217,400	\$223,800	\$230,200	\$253,300	\$276,300	\$299,300	\$322,300
7.00%	\$132,300	\$158,800	\$185,300	\$211,900	\$218,200	\$224,500	\$246,900	\$269,400	\$291,800	\$314,200
7.25%	\$129,100	\$154,900	\$180,700	\$206,700	\$212,800	\$218,900	\$240,800	\$262,700	\$284,600	\$306,500
7.50%	\$125,900	\$151,100	\$176,300	\$201,600	\$207,600	\$213,600	\$234,900	\$256,300	\$277,600	\$299,000

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **3 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$40,350	\$48,420	\$56,490	\$64,550	\$66,480	\$68,400	\$75,240	\$82,080	\$88,920	\$95,760
4.45%	\$196,700	\$236,100	\$275,400	\$314,700	\$324,200	\$333,500	\$366,900	\$400,200	\$433,600	\$466,900
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$207,600	\$249,100	\$290,600	\$332,100	\$342,000	\$351,900	\$387,100	\$422,300	\$457,500	\$492,700
4.25%	\$201,500	\$241,700	\$282,000	\$322,300	\$331,900	\$341,500	\$375,700	\$409,800	\$444,000	\$478,100
4.50%	\$195,600	\$234,700	\$273,800	\$312,900	\$322,300	\$331,600	\$364,700	\$397,900	\$431,000	\$464,200
4.75%	\$190,000	\$228,000	\$266,000	\$303,900	\$313,000	\$322,100	\$354,300	\$386,500	\$418,700	\$450,900
5.00%	\$184,600	\$221,500	\$258,500	\$295,300	\$304,200	\$313,000	\$344,200	\$375,500	\$406,800	\$438,100
5.25%	\$179,500	\$215,400	\$251,300	\$287,100	\$295,700	\$304,200	\$334,700	\$365,100	\$395,500	\$425,900
5.50%	\$174,500	\$209,500	\$244,400	\$279,200	\$287,600	\$295,900	\$325,500	\$355,100	\$384,600	\$414,200
5.75%	\$169,800	\$203,800	\$237,800	\$271,700	\$279,800	\$287,900	\$316,700	\$345,500	\$374,200	\$403,000
6.00%	\$165,300	\$198,400	\$231,400	\$264,400	\$272,300	\$280,200	\$308,200	\$336,300	\$364,300	\$392,300
6.25%	\$161,000	\$193,200	\$225,300	\$257,500	\$265,200	\$272,900	\$300,100	\$327,400	\$354,700	\$382,000
6.50%	\$156,800	\$188,200	\$219,500	\$250,800	\$258,300	\$265,800	\$292,400	\$319,000	\$345,500	\$372,100
6.75%	\$152,800	\$183,400	\$213,900	\$244,400	\$251,700	\$259,000	\$284,900	\$310,800	\$336,700	\$362,600
7.00%	\$149,000	\$178,800	\$208,500	\$238,300	\$245,400	\$252,500	\$277,800	\$303,000	\$328,300	\$353,500
7.25%	\$145,300	\$174,300	\$203,400	\$232,400	\$239,400	\$246,300	\$270,900	\$295,500	\$320,200	\$344,800
7.50%	\$141,700	\$170,100	\$198,400	\$226,700	\$233,500	\$240,300	\$264,300	\$288,300	\$312,400	\$336,400

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **4 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$44,800	\$53,760	\$62,720	\$71,700	\$73,850	\$76,000	\$83,600	\$91,200	\$98,800	\$106,400
4.45%	\$218,400	\$262,100	\$305,800	\$349,600	\$360,100	\$370,600	\$407,600	\$444,700	\$481,800	\$518,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$230,500	\$276,600	\$322,700	\$368,900	\$379,900	\$391,000	\$430,100	\$469,200	\$508,300	\$547,400
4.25%	\$223,700	\$268,400	\$313,100	\$358,000	\$368,700	\$379,500	\$417,400	\$455,300	\$493,300	\$531,200
4.50%	\$217,200	\$260,600	\$304,000	\$347,600	\$358,000	\$368,400	\$405,200	\$442,100	\$478,900	\$515,800
4.75%	\$210,900	\$253,100	\$295,300	\$337,600	\$347,700	\$357,800	\$393,600	\$429,400	\$465,200	\$501,000
5.00%	\$205,000	\$246,000	\$287,000	\$328,100	\$337,900	\$347,700	\$382,500	\$417,300	\$452,000	\$486,800
5.25%	\$199,300	\$239,100	\$279,000	\$318,900	\$328,500	\$338,000	\$371,800	\$405,600	\$439,500	\$473,300
5.50%	\$193,800	\$232,600	\$271,300	\$310,200	\$319,500	\$328,800	\$361,600	\$394,500	\$427,400	\$460,300
5.75%	\$188,600	\$226,300	\$264,000	\$301,800	\$310,800	\$319,900	\$351,900	\$383,800	\$415,800	\$447,800
6.00%	\$183,500	\$220,200	\$256,900	\$293,700	\$302,500	\$311,300	\$342,500	\$373,600	\$404,700	\$435,900
6.25%	\$178,700	\$214,500	\$250,200	\$286,000	\$294,600	\$303,200	\$333,500	\$363,800	\$394,100	\$424,400
6.50%	\$174,100	\$208,900	\$243,700	\$278,600	\$287,000	\$295,300	\$324,900	\$354,400	\$383,900	\$413,500
6.75%	\$169,700	\$203,600	\$237,500	\$271,500	\$279,700	\$287,800	\$316,600	\$345,400	\$374,100	\$402,900
7.00%	\$165,400	\$198,500	\$231,500	\$264,700	\$272,600	\$280,600	\$308,600	\$336,700	\$364,700	\$392,800
7.25%	\$161,300	\$193,600	\$225,800	\$258,200	\$265,900	\$273,600	\$301,000	\$328,400	\$355,700	\$383,100
7.50%	\$157,400	\$188,800	\$220,300	\$251,900	\$259,400	\$267,000	\$293,700	\$320,400	\$347,100	\$373,800

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **5 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$48,400	\$58,080	\$67,760	\$77,450	\$79,770	\$82,080	\$90,290	\$98,500	\$106,700	\$114,910
4.45%	\$236,000	\$283,200	\$330,400	\$377,600	\$389,000	\$400,200	\$440,300	\$480,300	\$520,300	\$560,300
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$249,000	\$298,800	\$348,600	\$398,500	\$410,400	\$422,300	\$464,500	\$506,700	\$548,900	\$591,200
4.25%	\$241,600	\$290,000	\$338,300	\$386,700	\$398,300	\$409,800	\$450,800	\$491,800	\$532,700	\$573,700
4.50%	\$234,600	\$281,500	\$328,500	\$375,400	\$386,700	\$397,900	\$437,700	\$477,500	\$517,200	\$557,000
4.75%	\$227,900	\$273,500	\$319,000	\$364,700	\$375,600	\$386,500	\$425,100	\$463,800	\$502,400	\$541,000
5.00%	\$221,400	\$265,700	\$310,000	\$354,400	\$365,000	\$375,500	\$413,100	\$450,700	\$488,200	\$525,800
5.25%	\$215,300	\$258,300	\$301,400	\$344,500	\$354,800	\$365,100	\$401,600	\$438,100	\$474,600	\$511,100
5.50%	\$209,400	\$251,200	\$293,100	\$335,000	\$345,100	\$355,100	\$390,600	\$426,100	\$461,600	\$497,100
5.75%	\$203,700	\$244,400	\$285,200	\$326,000	\$335,700	\$345,500	\$380,000	\$414,600	\$449,100	\$483,600
6.00%	\$198,300	\$237,900	\$277,600	\$317,300	\$326,800	\$336,300	\$369,900	\$403,500	\$437,100	\$470,700
6.25%	\$193,100	\$231,700	\$270,300	\$309,000	\$318,200	\$327,400	\$360,200	\$392,900	\$425,600	\$458,400
6.50%	\$188,100	\$225,700	\$263,300	\$301,000	\$310,000	\$319,000	\$350,900	\$382,800	\$414,600	\$446,500
6.75%	\$183,300	\$219,900	\$256,600	\$293,300	\$302,100	\$310,800	\$341,900	\$373,000	\$404,100	\$435,100
7.00%	\$178,700	\$214,400	\$250,200	\$285,900	\$294,500	\$303,000	\$333,300	\$363,600	\$393,900	\$424,200
7.25%	\$174,300	\$209,100	\$244,000	\$278,900	\$287,200	\$295,500	\$325,100	\$354,600	\$384,200	\$413,700
7.50%	\$170,000	\$204,000	\$238,000	\$272,100	\$280,200	\$288,300	\$317,200	\$346,000	\$374,800	\$403,600

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **6 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$52,000	\$62,400	\$72,800	\$83,200	\$85,680	\$88,160	\$96,980	\$105,790	\$114,610	\$123,420
4.45%	\$253,600	\$304,300	\$355,000	\$405,700	\$417,800	\$429,900	\$472,900	\$515,800	\$558,800	\$601,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$267,500	\$321,000	\$374,500	\$428,000	\$440,800	\$453,600	\$498,900	\$544,300	\$589,600	\$635,000
4.25%	\$259,600	\$311,500	\$363,500	\$415,400	\$427,800	\$440,200	\$484,200	\$528,200	\$572,200	\$616,200
4.50%	\$252,100	\$302,500	\$352,900	\$403,300	\$415,300	\$427,400	\$470,100	\$512,800	\$555,600	\$598,300
4.75%	\$244,800	\$293,800	\$342,800	\$391,700	\$403,400	\$415,100	\$456,600	\$498,100	\$539,600	\$581,100
5.00%	\$237,900	\$285,500	\$333,100	\$380,700	\$392,000	\$403,400	\$443,700	\$484,000	\$524,400	\$564,700
5.25%	\$231,300	\$277,500	\$323,800	\$370,100	\$381,100	\$392,100	\$431,400	\$470,500	\$509,800	\$549,000
5.50%	\$224,900	\$269,900	\$314,900	\$359,900	\$370,600	\$381,400	\$419,500	\$457,600	\$495,800	\$533,900
5.75%	\$218,900	\$262,600	\$306,400	\$350,200	\$360,600	\$371,000	\$408,200	\$445,200	\$482,400	\$519,400
6.00%	\$213,000	\$255,600	\$298,200	\$340,800	\$351,000	\$361,200	\$397,300	\$433,400	\$469,500	\$505,600
6.25%	\$207,400	\$248,900	\$290,400	\$331,900	\$341,800	\$351,700	\$386,900	\$422,000	\$457,200	\$492,300
6.50%	\$202,100	\$242,500	\$282,900	\$323,300	\$332,900	\$342,600	\$376,900	\$411,100	\$445,400	\$479,600
6.75%	\$196,900	\$236,300	\$275,700	\$315,100	\$324,500	\$333,800	\$367,200	\$400,600	\$434,000	\$467,400
7.00%	\$192,000	\$230,400	\$268,800	\$307,200	\$316,300	\$325,500	\$358,000	\$390,600	\$423,100	\$455,600
7.25%	\$187,200	\$224,700	\$262,100	\$299,600	\$308,500	\$317,400	\$349,200	\$380,900	\$412,600	\$444,400
7.50%	\$182,700	\$219,200	\$255,700	\$292,300	\$301,000	\$309,700	\$340,700	\$371,600	\$402,600	\$433,500

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **7 PERSON**

% of Median:	50%	60%	70%	80%	90%	100%	110%	120%	130%	140%
\$ Income:	\$55,600	\$66,720	\$77,840	\$88,950	\$91,600	\$94,240	\$103,660	\$113,090	\$122,510	\$131,940
4.45%	\$271,100	\$325,300	\$379,500	\$433,700	\$446,600	\$459,500	\$505,400	\$551,400	\$597,400	\$643,300
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$286,000	\$343,300	\$400,500	\$457,600	\$471,300	\$484,800	\$533,300	\$581,800	\$630,300	\$678,800
4.25%	\$277,600	\$333,100	\$388,600	\$444,100	\$457,300	\$470,500	\$517,600	\$564,600	\$611,700	\$658,700
4.50%	\$269,500	\$323,400	\$377,300	\$431,200	\$444,000	\$456,800	\$502,500	\$548,200	\$593,900	\$639,600
4.75%	\$261,800	\$314,100	\$366,500	\$418,800	\$431,300	\$443,700	\$488,100	\$532,500	\$576,800	\$621,200
5.00%	\$254,400	\$305,300	\$356,100	\$407,000	\$419,100	\$431,200	\$474,300	\$517,400	\$560,500	\$603,700
5.25%	\$247,300	\$296,800	\$346,200	\$395,600	\$407,400	\$419,200	\$461,100	\$503,000	\$544,900	\$586,900
5.50%	\$240,500	\$288,600	\$336,700	\$384,800	\$396,200	\$407,700	\$448,400	\$489,200	\$530,000	\$570,700
5.75%	\$234,000	\$280,800	\$327,600	\$374,400	\$385,500	\$396,600	\$436,300	\$476,000	\$515,600	\$555,300
6.00%	\$227,800	\$273,300	\$318,900	\$364,400	\$375,300	\$386,100	\$424,700	\$463,300	\$501,900	\$540,500
6.25%	\$221,800	\$266,200	\$310,500	\$354,800	\$365,400	\$375,900	\$413,500	\$451,100	\$488,700	\$526,300
6.50%	\$216,100	\$259,300	\$302,500	\$345,600	\$355,900	\$366,200	\$402,800	\$439,500	\$476,100	\$512,700
6.75%	\$210,500	\$252,700	\$294,800	\$336,800	\$346,900	\$356,900	\$392,500	\$428,300	\$463,900	\$499,600
7.00%	\$205,300	\$246,300	\$287,400	\$328,400	\$338,200	\$347,900	\$382,700	\$417,500	\$452,300	\$487,100
7.25%	\$200,200	\$240,200	\$280,300	\$320,300	\$329,800	\$339,300	\$373,200	\$407,200	\$441,100	\$475,000
7.50%	\$195,300	\$234,400	\$273,400	\$312,500	\$321,800	\$331,000	\$364,100	\$397,300	\$430,300	\$463,500

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2. Mortgage term: **30 years**

3. Housing Expense of: **28.00%**

4. Down Payment of: **5.00%** for those earning at or below HUD 140% median income.



AFFORDABLE SALES GUIDELINES*

2010

COUNTY: **MAUI** FAMILY SIZE: **8 PERSON**

% of Median:	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>80%</u>	<u>90%</u>	<u>100%</u>	<u>110%</u>	<u>120%</u>	<u>130%</u>	<u>140%</u>
\$ Income:	\$59,150	\$70,980	\$82,810	\$94,650	\$97,490	\$100,320	\$110,350	\$120,380	\$130,420	\$140,450
4.45%	\$288,400	\$346,100	\$403,800	\$461,500	\$475,400	\$489,200	\$538,100	\$587,000	\$635,900	\$684,800
0.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4.00%	\$304,300	\$365,200	\$426,000	\$486,900	\$501,600	\$516,100	\$567,700	\$619,300	\$671,000	\$722,600
4.25%	\$295,300	\$354,400	\$413,500	\$472,600	\$486,700	\$500,900	\$551,000	\$601,000	\$651,200	\$701,200
4.50%	\$286,700	\$344,100	\$401,400	\$458,800	\$472,600	\$486,300	\$534,900	\$583,500	\$632,200	\$680,800
4.75%	\$278,500	\$334,200	\$389,900	\$445,700	\$459,000	\$472,300	\$519,600	\$566,800	\$614,100	\$661,300
5.00%	\$270,600	\$324,800	\$378,900	\$433,100	\$446,000	\$459,000	\$504,900	\$550,800	\$596,700	\$642,600
5.25%	\$263,100	\$315,700	\$368,300	\$421,000	\$433,600	\$446,200	\$490,800	\$535,400	\$580,100	\$624,700
5.50%	\$255,900	\$307,000	\$358,200	\$409,400	\$421,700	\$434,000	\$477,400	\$520,700	\$564,200	\$607,600
5.75%	\$249,000	\$298,700	\$348,500	\$398,400	\$410,300	\$422,200	\$464,400	\$506,700	\$548,900	\$591,100
6.00%	\$242,300	\$290,800	\$339,200	\$387,700	\$399,400	\$411,000	\$452,100	\$493,200	\$534,300	\$575,400
6.25%	\$236,000	\$283,100	\$330,300	\$377,600	\$388,900	\$400,200	\$440,200	\$480,200	\$520,300	\$560,300
6.50%	\$229,800	\$275,800	\$321,800	\$367,800	\$378,800	\$389,800	\$428,800	\$467,800	\$506,800	\$545,800
6.75%	\$224,000	\$268,800	\$313,600	\$358,400	\$369,200	\$379,900	\$417,900	\$455,900	\$493,900	\$531,900
7.00%	\$218,400	\$262,000	\$305,700	\$349,400	\$359,900	\$370,400	\$407,400	\$444,400	\$481,500	\$518,500
7.25%	\$213,000	\$255,600	\$298,200	\$340,800	\$351,000	\$361,200	\$397,300	\$433,400	\$469,600	\$505,700
7.50%	\$207,800	\$249,300	\$290,900	\$332,500	\$342,500	\$352,400	\$387,600	\$422,900	\$458,100	\$493,400

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